

**Irrigated Farm and Country Home with
Mountain Views**
12347 3600 Road
Hotchkiss, CO 81419

\$995,000
20± Acres
Delta County



Irrigated Farm and Country Home with Mountain Views Hotchkiss, CO / Delta County

SUMMARY

Address

12347 3600 Road

City, State Zip

Hotchkiss, CO 81419

County

Delta County

Type

Farms, Recreational Land, Residential Property,
Horse Property

Latitude / Longitude

38.8349 / -107.689

Dwelling Square Feet

4375

Bedrooms / Bathrooms

4 / 4

Acreage

20

Price

\$995,000

Property Website

<https://aspenranchrealestate.com/property/irrigated-farm-and-country-home-with-mountain-views-delta-colorado/28184/>



MORE INFO ONLINE:

aspenranchrealestate.com

PROPERTY DESCRIPTION

Profitable Farm & Country Home With Stunning Views For Sale

Located just outside of Hotchkiss Colorado is this beautiful mountain and country home with irrigated acreage, multiple outbuildings, and spectacular views. The property encompasses just over 20 acres and features some of the best water rights in the area (470 shares of Fire Mountain / .033 cfs of spring water) with a pressurized NRCS system installed in 2020. The main home is 3,650 sq ft with 3 bedrooms and 2.5 bathrooms. The home has had remodeled bathrooms, bedrooms, and mudroom in recent years. Located on the south side of the property is the 2 bay garage with workshop, raised garden beds, small horse stable, and a 30x60 ft barn. Behind the main home is a 725 sq ft and newly renovated ADU that is used as a guest house / AirBnb rental unit. Unique to Colorado, the home also has a 40,000 gallon / 13 ft depth in-ground pool. The home is powered by DMEA electric, while the rest of the property is abundantly charged by a new solar system that can handle the ADU, Barn, 2 RV hookups, and several green houses.

Irrigated Land, Pressurized Long Guns, Small Pond, Backyard Sprinkler System, Garden Drip System

The property has just over 15 irrigated acres, and is watered by pressurized sprinkler guns. The water is fed from Fire Mountain Canal water and runs through a newly installed NCRS piped system. This parcels water divide is upstream of the neighbors parcels headgate providing for stronger water flow and eliminates disputes with neighbors over water diversion. There is a small pond in the backyard that feeds the sprinkler system for the lawn and drip system for the raised garden beds. Overflow water not utilized by the pressurized irrigation fills a 13ft deep pool, and is kept clean with a sand filter.

Private Drive, No Covenants, Peaceful Neighborhood

Located on Sunshine Mesa, this property has only a few neighbors that maintain beautiful homes and hay pastures. It is considered a private road only and does not see any traffic. Unlike the bordering parcels, this property does not have any restricting covenants. It is a peaceful and private area with kind neighbors.

Airbnb, Hobby Farm, Greenhouses, RV Set Up

The 725 sq ft Airbnb rents out quickly and is a great income producing asset. The property also has 2 RV hookup sites with 50 amp electric and water. The historic use of this property has been a hobby farm

MORE INFO ONLINE:

for small animals and greenhouse usage. There is plenty of acreage for cattle, horses, sheep, and other livestock. The water is plentiful for growing hay and running several greenhouses.

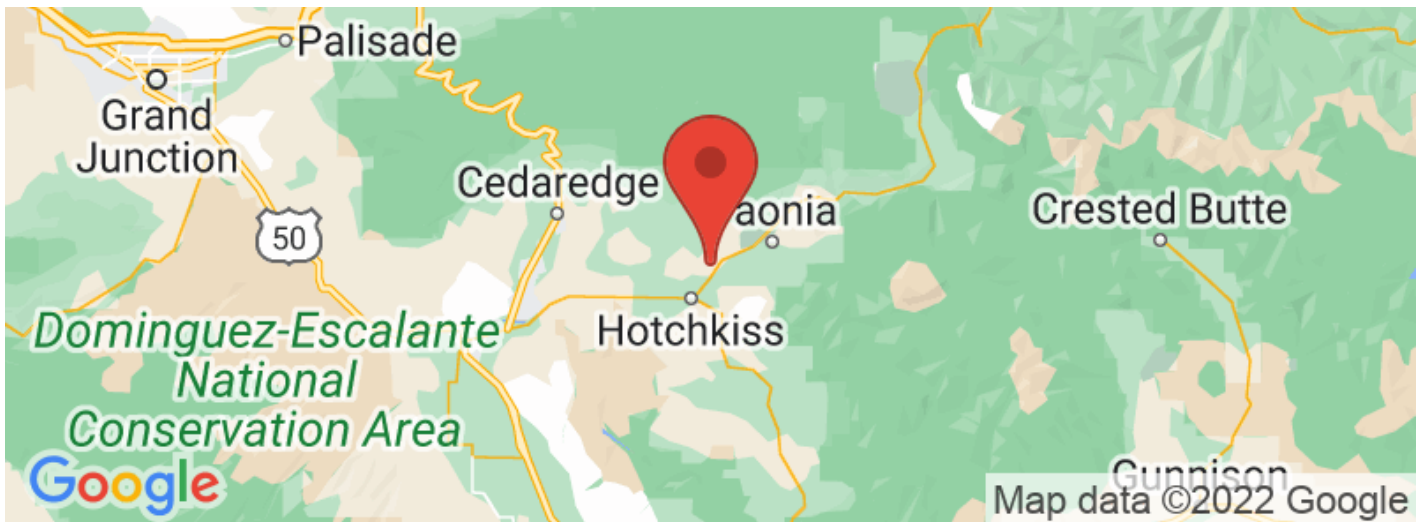
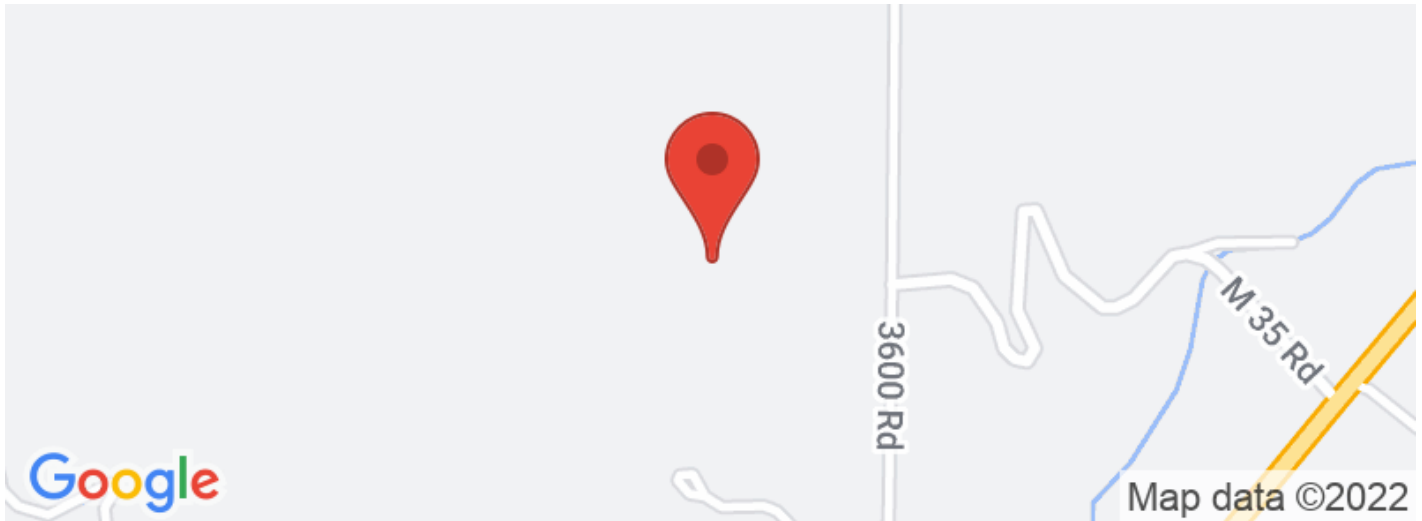
Orchards, Wineries, Farm-To-Table, North Fork River, Grand Mesa, Black Canyon

The property overlooks Hotchkiss, Paonia and Crawford with amazing views. The area is known for their orchards, vineyards, cattle farms, and plenty of delicious farm to table businesses. From summer to winter, you are only a short distance away from world class recreation. Locals enjoy fly-fishing the North Fork River, exploring the Grand Mesa and its 300+ lakes, sight seeing the Black Canyon, or hiking & skiing the peaks of the West Elk Mountains.

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Locator Maps



MORE INFO ONLINE:

aspenranchrealestate.com

Aerial Maps



MORE INFO ONLINE:

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LISTING REPRESENTATIVE

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NOTES

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